

NOTICE OF ZONING AND PLANNING COMMISSION
PUBLIC HEARINGS AND REGULAR MEETING
CITY OF WEST LAKE HILLS, TEXAS
August 17, 2016
6:30 P.M.

Notice is hereby given that the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas will hold Public Hearings and a Regular Meeting on the 17th day of August 2016, at 6:30 P.M. in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

1. Call to Order. Chairman Robert Meisel.
2. Consent Agenda: The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.
 - a. Approval of the June 15, 2016 Regular Meeting Minutes.
 - b. Request from applicant to postpone. Proposed Rezoning from Multi-Family R-2 to One-Family R-1 with a variance at 308 Reveille Road. (Sections 38.03.033 and 38.03.032 of the West Lake Hills Code.) Applicant Steven Johnson.
 - c. Request from applicant to postpone. Proposed Rezoning from Multi-Family R-2 to One-Family R-1 with a variance at 310 Reveille Road. (Sections 38.03.033 and 38.03.032 of the West Lake Hills Code.) Applicant Brian May.
 - d. Request from applicant to postpone. Proposed Rezoning of 4301 Bee Cave Road from Office (O) to Planned Development District (PDD) with a base zoning of B-1 in order to allow for an independent living facility (Skye West Lake) to be developed on the property. (Chapter 38 of the West Lake Hills Code.) Applicant Colby Denison.
3. Land Use: Request for a Plat Vacation of Pledger Addition with a variance at 1007 Madrone Road. (Sections 22.03.281 and 36.01.004(f) of the West Lake Hills Code.) Applicant Jim Pledger.
 - a. Staff Briefing.
 - b. Presentation by applicant.
 - c. Public Hearing: All persons wishing to speak for or against shall be heard.
 - d. Deliberation and action.
4. Land Use: Request for four variances (exceed 25% allowable impervious cover to 32%; encroachment into a rear building setback for an overhang; and removal of trees larger in diameter than 14 inches) for the construction of a new residence at 904B Terrace Mountain Drive. (Sections 22.03.281 and 22.03.304 of the West Lake Hills Code.) Applicants Michael and Tara Masterson.
 - a. Staff Briefing.
 - b. Presentation by applicant.
 - c. Public Hearing: All persons wishing to speak for or against shall be heard.
 - d. Deliberation and action.

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5. Land Use: Request for variances to replace an existing retaining wall within a front building setback and the removal of four trees with a trunk diameter of 14 inches or greater at 802 Canyon Creek Drive. (Sections 22.03.276 and 22.03.304 of the West Lake Hills Code.) Applicants Jim DeCosmo and Cindy Hendricks.
 - a. Staff Briefing.
 - b. Presentation by applicant.
 - c. Public Hearing: All persons wishing to speak for or against shall be heard.
 - d. Deliberation and action.

6. Land Use: Request for variances to allow an accessory structure in a building setback and the removal of three trees with a trunk diameter of 14 inches or greater at 708 Loma Linda. (Sections 22.03.276 and 22.03.304 of the West Lake Hills Code.) Applicant Jonathan Traylor.
 - a. Staff Briefing.
 - b. Presentation by applicant.
 - c. Public Hearing: All persons wishing to speak for or against shall be heard.
 - d. Deliberation and action.

7. Land Use: Commercial Wall Hanging Sign for Quillinan Estate Jewelry at 3736 Bee Cave Road, Suite 3. (Section 32.03.008 of the West Lake Hills Code.) Applicant John Quillinan.
 - a. Staff Briefing.
 - b. Presentation by applicant.
 - c. Public Hearing: All persons wishing to speak for or against shall be heard.
 - d. Deliberation and action.

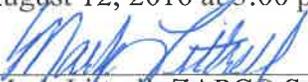
8. Adjournment by Chairman Robert Meisel.



ROBERT MEISEL, CHAIRMAN
By Mark Littrell, ZAPCO Secretary

Certificate

I certify that the above Notice of the August 17, 2016 Zoning and Planning Commission Public Hearings and Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, August 12, 2016 at 5:00 p.m.



Mark Littrell, ZAPCO Secretary

The City of West Lake Hills is committed to compliance with the Americans with Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request.

All items on the agenda are for discussion and/or action. Items may be addressed out of order at the chairperson's discretion. ZAPCO may forward to the City Council or Board of Adjustment any recommendation or suggested condition related to an agenda item listed above. ZAPCO reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Chapter 551.